

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **September 13, 2004**

Members Present-

Richard Helms-Development Coordinator/ Acting Chairperson, Skip Lukert-Building Official, Charles Cilenti-Planner, Keith Hunter – Environmental Health, Barry Ginn-Ginn Engineering, Terry Neal – Attorney, Dale Parrett-Public Works, Michael Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Approval of Minutes-

Mr. Cilenti made a motion to approve the minutes from August 30, 2004. Mr. Parrett seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Douglas Truck Hauling/SUP – Medium Development – Conceptual Plan Review

James Douglas, property owner, and Bennie Bedenbough and Ken Barrett, H & B Consulting Engineers, Inc., were present and requesting conceptual approval for a special use permit for a period of no more than three years to allow egg and hay hauling. Staff comments have been addressed on revised plans, which were submitted. The storage of diesel fuel was discussed. Mr. Helms explained Mr. Douglas' business had increased, in which a special use permit had been granted previously. A new special use permit is being requested for 3 years in order to allow Mr. Douglas time to move his business onto commercially zoned property. Mr. Douglas has found the properly zoned property, but is requesting the special use permit be extended for 3 years until he can get moved to the new location. There are 3 employees on site. There is no water available for public consumption. Mr. Douglas does currently reside on the property with the existing business. Mr. Douglas has 10 trucks that haul eggs for Hillendale Farms. Minor truck repairs are done. The main access road is C-575, which consists of 18' of pavement. A large turning radius is needed. The turning issues were discussed. Mr. Parrett will go out and check the site. Mr. Parrett informed the property owner of the weight restrictions on the roads involved in transport.

Mr. Cilenti moved to recommend approval to the Zoning and Adjustment Board. Mr. Lukert seconded the motion and the motion carried.

Hope Lutheran Church/SUP – Medium Development – Conceptual Review

Jeff Head, Farner Barley and Associates, Inc., and Todd Brown, representative for the proposed buyer, were present and requesting conceptual approval to construct a 60' x 70' church building with seating for 200 people. All surrounding property zonings and uses need to be shown on the plans. Proposed building height needs to be provided. Access and sight distance concerns were discussed regarding the proposed location of the driveway. Engineering comments were discussed regarding the vicinity map, topographical data, general drainage patterns, existing improvements, easement details, soil types, proposed driveway location, fire protection, exterior signs and lighting, maximum building height, adjacent property zonings, accel/decel lanes and "blind driveway" signs. Staff comments were discussed regarding setbacks, parking area delineation, sidewalk width, parking isles, turning radius, impact study, proposed trash pick-up, regulatory agency permits and proposed utilities.

Mr. Cilenti moved to recommend approval to the Zoning and Adjustment Board. It was requested the developer submit revised plans to staff addressing all comments. Mr. Ginn seconded the motion and the motion carried.

Fairways at Rolling Hills/Phase III – Major Development – Preliminary Review

Troy Mitchell, Farner Barley and Associates, Inc., was present and requesting preliminary approval to develop a 21-lot subdivision with single-family residences. Stop signs, surrounding property zonings and land use were discussed. Engineering comments were discussed regarding drainage easements and swales, public roads, drainage retention area, proposed buffers, average lot size, threatened and endangered species assessment and flow directional arrows. The cul-de-sac may be addressed as CR 125B-2. Homeowners' Association documentation is needed, along with the covenants and restrictions. Staff comments were discussed regarding the surrounding properties, fire hydrant location, additional hydrants, existing buildings, proposed utilities, publicly dedicated roads, lot design, stop bars, right of ways, edge of pavement radius, turning radius, labeling information, property owner information, maintenance responsibility, legal description errors, traffic impact study, Division of Historical Resources clearance, exterior lighting and utility easements.

Mr. Cilenti moved for preliminary approval, subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

VOS: Unit 106 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 126-lot/1-tract subdivision. Easement locations were discussed. Staff, surveyor and clerk comments will be addressed.

Mr. Cilenti moved for final plat approval, subject to all comments being addressed. Mr. Hunter seconded the motion and the motion carried.

The Villages: Southern Trace Plaza/Shell Convenience Store – Major Development - Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a 3,948 square foot convenience store and 995 square foot car wash building. Engineering comments were discussed regarding the preliminary plan comments, automatic switch location, signage issues, fuel tank details, fire hydrant location and car wash details. Staff comments were discussed regarding exterior lighting.

Mr. Springstead moved for engineering approval, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

Attorney Neal and Mr. Lukert excused themselves at 2:45 PM.

VOS: North Sumter Utility Company WTF #2/Plant and Well Site – Major Development – Engineering Review

Troy Mitchell, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a water treatment plant/elevated tank site. Engineering comments were discussed regarding temporary easement access, stormwater calculations and regulatory agency permits.

Mr. Springstead moved to approve the engineering plans, subject to the receipt of the stormwater calculations. Mr. Hunter seconded the motion and the motion carried.

The next meeting is scheduled for September 20, 2004.

Mr. Cilenti moved to adjourn. Mr. Springstead seconded the motion and the motion carried. The meeting adjourned at 2:50 PM.